

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Spokane County**

State: **WA**

PJ's Total HOME Allocation Received: **\$12,809,063**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	14		
% of Funds Committed	100.00 %	97.48 %	1	96.45 %	100	100	
% of Funds Disbursed	96.11 %	91.62 %	1	87.93 %	81	85	
Leveraging Ratio for Rental Activities	6.86	7.09	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.95 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	98.79 %	80.81 %	1	70.15 %	92	94	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.46 %	93.22 %	5	80.67 %	82	86	
% of 0-30% AMI Renters to All Renters***	59.67 %	62.95 %	9	45.30 %	71	76	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.73 %	98.93 %	8	95.32 %	56	58	
Overall Ranking:			In State:	2 / 14	Nationally:	98	98
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,202	\$25,299		\$26,635	367 Units	50.90 %	
Homebuyer Unit	\$11,976	\$19,916		\$14,938	173 Units	24.00 %	
Homeowner-Rehab Unit	\$8,904	\$20,569		\$20,675	27 Units	3.70 %	
TBRA Unit	\$4,238	\$1,763		\$3,216	154 Units	21.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane County WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,462	\$92,814	\$26,600
State:*	\$115,174	\$114,355	\$26,250
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	88.3	91.3	92.6	71.4	Single/Non-Elderly:	28.7	26.7	18.5	28.6
Black/African American:	3.0	1.7	3.7	14.3	Elderly:	15.6	0.6	37.0	0.0
Asian:	0.3	0.0	0.0	0.0	Related/Single Parent:	37.2	43.0	14.8	42.9
American Indian/Alaska Native:	2.2	4.1	0.0	0.0	Related/Two Parent:	16.4	28.5	25.9	0.0
Native Hawaiian/Pacific Islander:	0.3	0.6	0.0	0.0	Other:	1.9	1.2	3.7	28.6
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.3	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.5	0.0	0.0	0.0					
Asian/Pacific Islander:	0.5	1.2	0.0	0.0					
ETHNICITY:									
Hispanic	4.4	1.2	3.7	14.3					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	40.7	26.2	40.7	42.9	Section 8:	25.4	1.2 [#]		
2 Persons:	20.2	22.7	18.5	57.1	HOME TBRA:	3.0			
3 Persons:	16.7	23.8	11.1	0.0	Other:	3.8			
4 Persons:	14.2	16.9	18.5	0.0	No Assistance:	67.8			
5 Persons:	4.9	5.2	11.1	0.0					
6 Persons:	2.5	4.7	0.0	0.0					
7 Persons:	0.3	0.6	0.0	0.0					
8 or more Persons:	0.5	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				433

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane County State: WA Group Rank: 98
 (Percentile)
 State Rank: 2 / 14 PJs Overall Rank: 98
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	98.79	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	99.73	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.64	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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